



# SURROUNDINGS

## Location

The "Garden of the Costa del Sol" is located in Estepona, with more than 320 days a year of sunshine and an average annual temperature of 19°C. This privileged setting is known for its golden sandy beaches, golf courses and beautifully landscaped gardens. Just 8 kilometres west of the centre of Estepona is the quiet district of Arroyo de Enmedio, well known for its proximity to the long, secluded, quiet beaches of Arroyo Vaquero and Bahía Dorada.

The area of Estepona West is an up-and-coming area known for its beaches, golf courses, spectacular views, and wide range of services. One of the regions with the highest quality of life in Europe, where you can enjoy the sun and the warm Mediterranean climate.

← PUERTO DEPORTIVO DE SOTOGRANDE  
18,4 km - 19 min

← DOÑA JULIA GOLF  
5,2 km - 6 min



← ESTEPONA GOLF  
2 km - 4 min

↑ AZATA GOLF CLUB  
2 km - 4 min

ESTEPONA →  
3 kms - 5 min

PUERTO DEPORTIVO →  
DE ESTEPONA  
4,7 km - 7 min







## Amenities and Transport Links

A privileged location in the Arroyo Enmedio area is just minutes from the beach in a quiet suburban setting. This up-and-coming area is noted for its wide range of services, international schools, super-markets, hospitals, extensive sports facilities and green areas.

A 5-minute walk takes you to the famous beach of Arroyo Vaquero, which stretches for more than 2.5 kilometres. Within a radius of 20 kilometres, there are 30 golf courses where you can enjoy a great time with family or friends. Immediately adjacent to the complex are two of the best golf courses in the area, Azata Golf and Valle Romano.

A 5-minute drive takes you to the centre of Estepona and a wide range of leisure facilities, entertainment, bars, restaurants



### GOLF:

- Estepona Golf
- Azata Golf
- Doña Julia Golf Club



### HEALTH CARE FACILITIES:

- Hospital de Alta Resolución Estepona



### SUPERMARKETS:

- Aldi
- Mercadona
- Gourmet Market



### LEISURE:

- Nido Estepona
- Gran Hotel Elba
- Estepona Hotel & Spa



### AIRPORTS:

- Aeropuerto Internacional de Málaga
- North Fronten Gibraltar
- Aeropuerto de Jerez



### BUSES LINES:

- M 119 Calahonda -Cala de Mijas- Fuengirola
- L 604 Málaga-Aeropuerto-Marbella-Estepona-Algeciras



### MARINAS:

- Puerto Deportivo de Estepona
- Puerto Deportivo de Cabopino
- Puerto Marina la Bajadilla Puerto
- Deportivo de Marbella Puerto Banús



### HIGHWAYS:

- AP-7
- A-7





## RESIDENTIAL COMPLEX

This gated, modern, and functional residential complex is perfect for everyday life. It comprises 41 one-, two-, and three-bedroom homes distributed across two low-rise buildings, including ground floor, first floor, second floor, and an attic floor in one of the portals. All the properties are south-east facing, allowing them to benefit from natural light and enjoy the stunning marine environment of the Mediterranean coast.

The development features beautifully landscaped gardens, a communal outdoor swimming pool, a gymnasium, and a versatile multi-purpose room. The communal spaces have been thoughtfully designed to reflect a strong commitment to sustainability, incorporating top-quality features and facilities throughout the complex.

# PROPERTY DESCRIPTION

Each of the 41 homes in this development aims to strike the perfect balance between design and comfort. The communal areas and spacious interiors are carefully designed to maximize natural light and offer an exceptionally appealing living environment that embraces tranquility.

Our aim is to create a special place for you in the world. The spacious living areas are meticulously crafted with attention to detail. Large picture windows, expansive porcelain floor tiles, and strategic house orientations ensure optimal use of natural light at any time of the day. Additionally, the magnificent terraces provide an ideal space to enjoy breathtaking sunsets.

The kitchens are seamlessly integrated into the living spaces, creating bright and spacious areas for everyday use. Expect high-quality features such as quartz countertops, fitted appliances, and integrated LED lights that bring warmth and sophistication. In the bathrooms, the elegance of large-format porcelain tiles reflects our commitment to quality and design.

Throughout the development, functionality, low energy consumption, and sustainability remain key considerations, all while prioritizing comfort. The specifications are carefully chosen to meet the criteria necessary for sustainable, practical, and comfortable living.





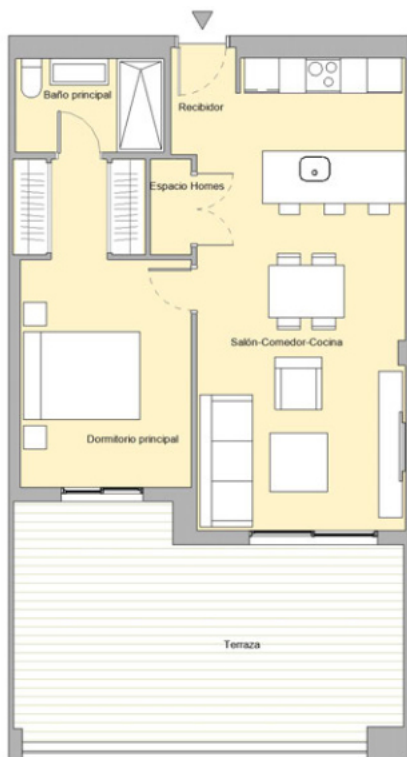






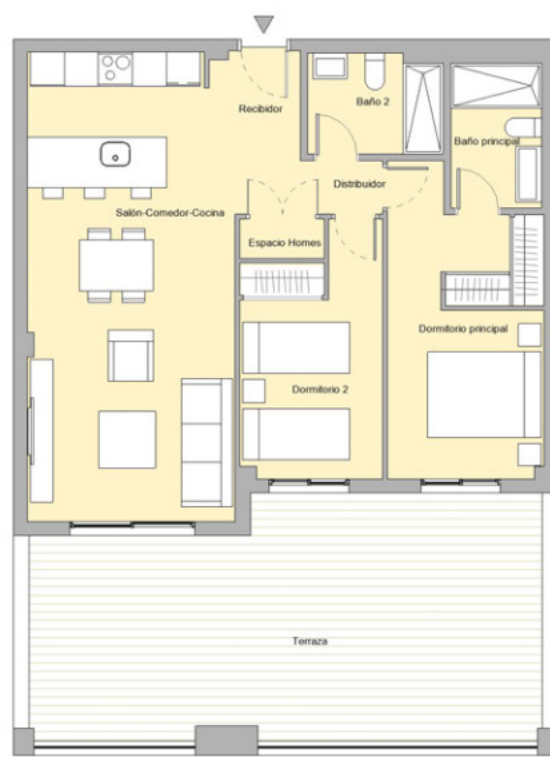






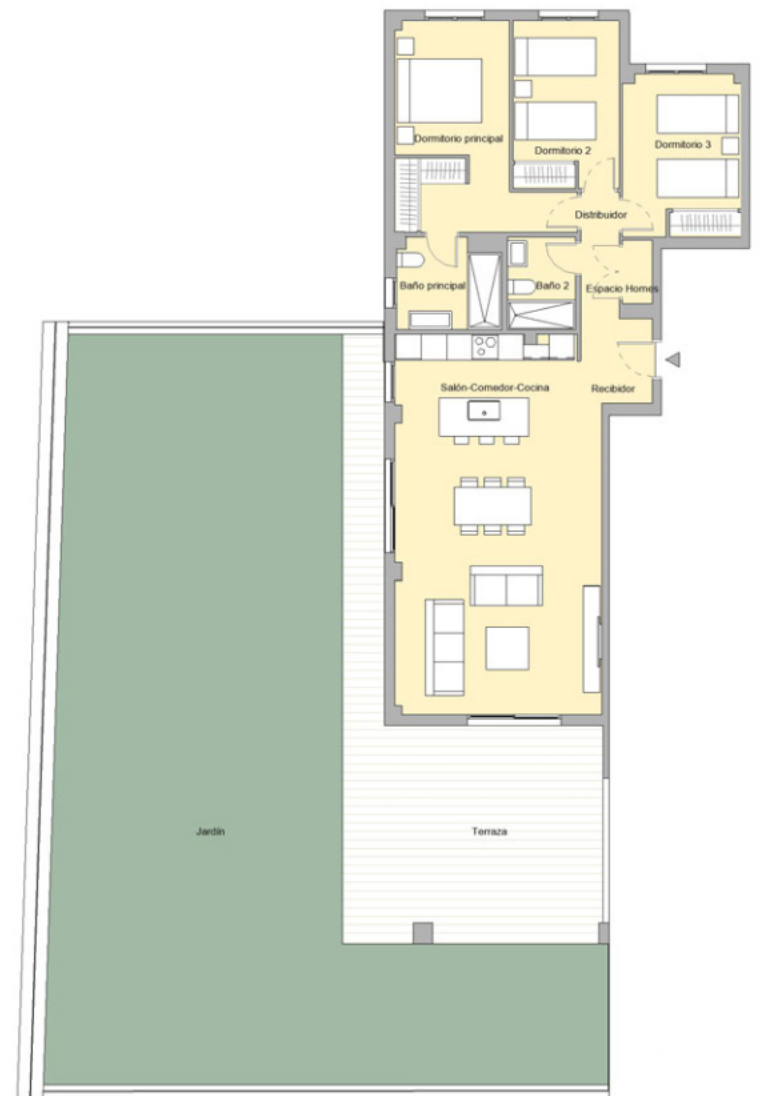
1 DORMITORIO  
BLOQUE 2  
PORTAL 5  
PLANTA PRIMERA  
PUERTA B

1 BEDROOM  
BLOCK 2  
PORTAL 5  
FIRST FLOOR  
DOOR B



2 DORMITORIOS  
BLOQUE 1  
PORTAL 2  
PLANTA PRIMERA  
PUERTA B

2 BEDROOMS  
BLOCK 1  
PORTAL 2  
FIRST FLOOR  
DOOR B



3 DORMITORIOS  
BLOQUE 1  
PORTAL 2  
PLANTA BAJA  
PUERTA C

3 BEDROOMS  
BLOCK 1  
PORTAL 2  
GROUND FLOOR  
DOOR C